

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 362 & 363 OF THE 1ST DISTRICT, 1ST SECTION, CITY OF JOHNS CREEK, FULTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THENCE LEAVING SAID INTERSECTION AND CONTINUING ALONG SAID RIGHT-OF-WAY OF WILSON RD, 79.14 FEET ALONG AN ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 739.38 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 63 DEGREES 24 MINUTES 44 SECONDS EAST 79.10 FEET TO A POINT;

THENCE CONTINUING ALONG SAID RIGHT-OF-WAY, SOUTH 65 DEGREES 30 MINUTES 50 SECONDS WEST, A DISTANCE OF 125.89 FEET TO AN IRON PIN SET;

THENCE LEAVING THE NORTHWESTERN RIGHT-OF-WAY LINE OF WILSON RD (RIGHT-OF-WAY VARIES), NORTH 24 DEGREES 05 MINUTES 56 SECONDS WEST, A DISTANCE OF 140.00 FEET TO AN IRON PIN FOUND (1.5" OTP);

THENCE NORTH 87 DEGREES 12 MINUTES 00 SECONDS WEST, A DISTANCE OF 136.98 FEET TO AN IRON PIN FOUND (1" OTP);
THENCE NORTH 34 DEGREES 30 MINUTES 47 SECONDS EAST, A DISTANCE OF 211.94 FEET TO AN IRON PIN FOUND ON THE SOUTHWESTERN RIGHT-OF-WAY
LINE OF PARSONS RD (RIGHT-OF-WAY VARIES);

THENCE CONTINUING ALONG SAID RIGHT-OF-WAY, SOUTH 49 DEGREES 28 MINUTES 45 SECONDS EAST, A DISTANCE OF 255.89 FEET TO AN IRON PIN SET;

THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, SOUTH 49 DEGREES 28 MINUTES 45 SECONDS EAST, A DISTANCE OF 85.09 FEET TO A POINT ON THE NORTHWESTERN RIGHT-OF-WAY LINE OF WILSON RD (RIGHT-OF-WAY VARIES), SAID POINT BEING THE TRUE POINT OF BEGINNING.

SAID TRACT CONTAINING 1.116 ACRES.

A map showing the location of the 'SITE' (indicated by a hatched rectangle) relative to surrounding roads. The roads shown are Parsons Rd, Medlock Bridge Rd, Abbotts Bridge Rd, Ouse Valley Rd, Zent Tree View, and Wilson Rd. The site is located near the intersection of Parsons Rd and Wilson Rd.

1. SPEED LIMIT ON PARSONS ROAD AND WILSON ROAD IS 35 MPH
2. According to the U.S Fish and Wildlife Service National Wetlands Inventory no wetlands are located on this property.
3. According to the FEMA Flood Insurance Rate Map for Fulton County, Georgia and Incorporated areas, Community Panel Number 13121C0091G, Panel 91 of 490, effective date September 18, 2013 the property does not fall within a designated Flood Zone "A" (areas of 100 year flood).
4. Waters of the State are not within 200 of this property.
5. The Chattahoochee River is not within 2000 of this property.
6. Sidewalks are as shown.
7. No existing cell towers are located on the subject property.
8. Fulton County shall provide water service to the site.
9. Fulton County shall provide waste water service to the site.

DEVELOPER CONTACT:
FLITCH HOLDINGS, LLC
ROSS BLAISING
67 LAFAYETTE DR, NE
SUITE 4
ATLANTA, GEORGIA 30309
PHONE: 678-642-1234

ENGINEERING CONTACT:
KENNETH J. WOOD PE, LEED AP
PLANNERS AND ENGINEERS
COLLABORATIVE
350 RESEARCH COURT
NORCROSS, GEORGIA 30092
PHONE: 678-684-6206
FAX: 678-684-6240
EMAIL: ken@pecatl.com

Lot #	Area
1	3060
2	2160
3	2160
4	3060
5	3060
6	2160
7	2160
8	2160
9	2677

[illegible]

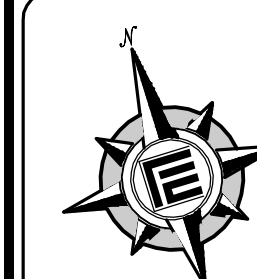
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SCALE: 1" = 20'
DATE: OCTOBER 1, 2015
PROJECT: 15106.00

THIS SEAL IS ONLY VALID IF COUNTER SIGNED
AND DATED WITH AN ORIGINAL SIGNATURE.



GSWCC LEVEL II DESIGN PROFESSIONAL
CERTIFICATION # 0000059389 EXP. 10/27/2015



Z1

TOTAL SITE AREA	1.116 ACRES
STREAM BUFFERS AREA	0.00 ACRES
ZONING	
ZONING JURISDICTION	CITY OF JOHNS CREEK
EXISTING ZONING	AG-1 (AGRICULTURAL DISTRICT)
PROPOSED ZONING	TR (TOWNHOUSE RESIDENTIAL)
DEVELOPMENT STANDARDS	
HEIGHT REGULATIONS	NO BUILDING SHALL EXCEED 40 FEET
MINIMUM LOT AREA	2,000 SQUARE FEET PER UNIT
TOTAL RESIDENTIAL UNITS	9 UNITS
TOTAL DENSITY	8.06 UNITS/ACRE
MAX DENSITY	9 UNITS/ACRE
MINIMUM LOT WIDTH	20 FEET
MINIMUM TR DEVELOPMENT FRONTAGE	35 FEET
MINIMUM LOT FRONTAGE	20 FEET
MINIMUM HEATED FLOOR AREA PER UNIT	1,100 SQUARE FEET
MINIMUM PERIMETER SETBACKS FOR THE ENTIRE TR DEVELOPMENT	
FRONT SETBACK REQUIRED	40 FEET
FRONT SETBACK PROVIDED	20 FEET
SIDE YARD SETBACK ADJACENT TO STREET REQUIRED	40 FEET
SIDE YARD SETBACK ADJACENT TO STREET PROVIDED	10 FEET
SIDE YARD SETBACK	30 FEET
REAR YARD SETBACK	35 FEET
MINIMUM INTERIOR SETBACKS WHEN ONE BUILDING PER LOT	
FRONT SETBACK REQUIRED	20 FEET
FRONT SETBACK PROVIDED	10 FEET
SIDE YARD SETBACK	7 FEET
SIDE YARD SETBACK ADJACENT TO A STREET	N/A
REAR YARD SETBACK	25 FEET
MAXIMUM LOT COVERAGE	50.0% TOTAL LAND AREA
LOT COVERAGE PROVIDED	36.1% TOTAL LAND AREA
UNDISTURBED BUFFER SUMMARY	
SIDE YARD BUFFER REQUIRED	25 FEET
SIDE YARD BUFFER PROVIDED	25 FEET
REAR YARD BUFFER REQUIRED	40 FEET
REAR YARD BUFFER PROVIDED	33 FEET
IMPROVMENT LANDSCAPE SUMMARY	
FRONT YARD STRIP REQUIRED	25 FEET
FRONT YARD STRIP PROVIDED	15 FEET
SIDE YARD STRIP ADJACENT TO A STREET REQUIRED	25 FEET
SIDE YARD STRIP ADJACENT TO A STREET PROVIDED	10 FEET
SIDE YARD STRIP	NONE
REAR YARD STRIP	NONE
PARKING SUMMARY	
PARKING REQUIRED (2.0 PER UNIT)	18 SPACES
PARKING PROVIDED	24 SPACES
GARAGE SPACES	18 SPACES
PARALLEL PARKING	6 SPACES